

CAMP ROBERTS REAL PROPERTY DEVELOPMENT PLAN LONG-RANGE COMPONENT

EXISTING LAND USE ASSESSMENT

GENERAL

This section describes both on- and off-post land uses that may be impacted by proposed real property initiatives contained within the RPDP. The project area consists of the developed portions of Camp Roberts. The Salinas River divides the project area into two distinct on-site developed districts: the main cantonment and the East Garrison. The main cantonment is located to the west of the river, and the East Garrison is located on the eastern bank of the Salinas River.

The main cantonment supports the majority of the training area facilities, with major land use districts devoted to logistics, vehicle maintenance, vehicle staging, fuel operations, troop housing, billeting, community support, training support, and installation support. The East Garrison contains two distinct districts: the mobilization and training equipment site (MATES) and the Camp Roberts Army Airfield (AAF).

The inevitable need to redevelop the installation in order to remain mission capable and viable into the 21st century significantly impacts the installation land use pattern. The near total redevelopment of Camp Roberts, necessitated by the condition and age of the post's facilities, offers opportunities to reorganize the installation land use pattern and redefine land uses in response to new prerogatives and training requirements.

ON POST

The main cantonment and East Garrison at Camp Roberts total roughly 2,986 acres. The main cantonment is the largest area and consists of roughly 2,034 acres. The East Garrison and airfield are situated on approximately 606 acres, and the wastewater treatment plant consists of 346 acres. The United States Army owns all property within the installation boundaries. The California Army National Guard (CAARNG) manages the land. Located within the project are several different land uses designated by the United States Army Corp of Engineers.

MAIN CANTONMENT

The main cantonment represents the largest developed portion of Camp Roberts. The main cantonment consists of a grid network of roadways, which separate different categories of land use. The majority of occupied land on the main cantonment consists of training areas. Areas classified as training are used to either train troops in various operations or house troops in barracks. The RTS-M, located near the 6000 block, and all associated facilities are categorized as a training land use. In addition, barracks located between Washington and Arizona Boulevards and the Training Support Center (TSC) adjacent to the Directorate of Logistics (DOL) area are classified as a training land use.

Other land use districts support maintenance, including the organizational maintenance shop (OMS #21), the DOL supply / storage complex, and community facilities that consist of recreational facilities, a museum, and other facilities that are open for public use. The wastewater treatment plant is a large industrial land use located west of the Salinas River. In addition to the previously mentioned land uses, there are small parcels that include administrative, transient housing, industrial, medical, outdoor recreation, open space, and several areas that are vacant.

The active facility reduction program at Camp Roberts will remove nearly all of the World War II vintage “woodies” at the installation. The demolition of nearly all of the installation’s facilities will remove most of the defining elements that guide and anchor the cantonment land use pattern. However, specific facilities and land use districts will remain and bridge the transition period between today and the ultimate definition of Camp Roberts as a premier training installation for the 21st century. In addition, the cantonment exhibits a strong development pattern and land use pattern based on historic precedents and the idea of the traditional Beaux-Arts post and cantonment pattern. These historic elements will provide a foundation for the future redevelopment and reorganization of the on-post land uses.

EAST GARRISON

The East Garrison is located on the eastern edge of the Salinas River. This portion of Camp Roberts is less developed than the main cantonment and contains only a few land use designations. The largest land use on the East Garrison is airfield operations, which contain a landing strip, aircraft maintenance building, a ready building, an aviation operations building / control tower, and a fire station.

The MATES is situated on the northern edge of the East Garrison. Other land uses include a railroad line and a loading dock operated by the Union Pacific Railroad, several vacant street blocks; the Salinas River is designated as open space.

EXISTING LAND USES

The existing Camp Roberts land use pattern is well defined and relatively coherent. The existing land uses are closely identified with specific functional complexes and organizations.

AIRFIELD

The Camp Roberts Army Airfield (AAF) is located at the southern end of the East Garrison, to the south of the MATES complex. The airfield is active, although underused over the years. The airfield supports rotary-wing aircraft only because the runway cannot meet the airfield safety clearances required for fixed-wing operations. The airfield consists of a 2,740-foot-long by 75-foot-wide runway, taxiways, and aircraft parking aprons. Operations are supported out of miscellaneous small buildings that are used for unit maintenance and operational support.



Photo 1
AIR OPERATIONS AT CAMP ROBERTS AAF

OPERATIONS

The land use district associated with the operations category consists of a staging area along Washington Street. This area is used to configure vehicles for maneuver and training exercises. Configuration may include fueling, attachment of special training equipment, transfer of personnel and supplies, etc. A small area associated with building 6408 is used by Company (CO) B, 1-149th Armor (AR).

TRAINING / RANGES

The main cantonment is dominated by land uses that support the primary training mission of Camp Roberts. The land uses designated as training / ranges include troop housing, dining, unit maintenance facilities, supply / storage facilities, weapons and ration breakdown buildings, training support facilities, schoolhouse or campus training activities, and associated parking. Camp Roberts supports two main constellations of training: annual training for California Army National Guard troops and other customer agencies, and the campus associated with the Regional Training Site-Maintenance (RTS-M). In addition to these dominant training activities, the Training Support Center (TSC) out of Fort Lewis, Washington operates several facilities that provide training support, such as multiple integrated laser engagement system (MILES) gear and automated training aids. The TSC is located just north of the DOL complex.

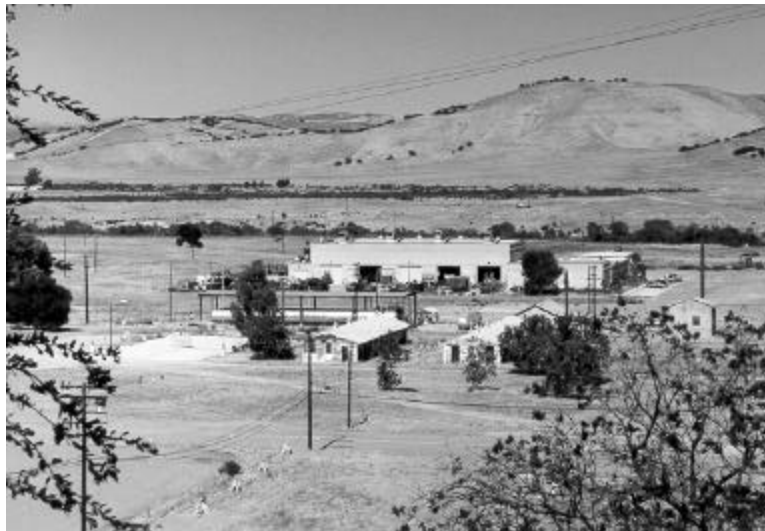


Photo 2
REGIONAL TRAINING SITE-MAINTENANCE CAMPUS,
BORDERING NORTH DAKOTA AVENUE

The annual training facilities are based on the battalion blocks that define the gridded development pattern within the main cantonment. The RTS-M campus is a relatively self-contained complex located toward the northern end of the cantonment. The TSC is a compact development at the southern end of the cantonment.

Each type of training activity defines a modular development pattern.

MAINTENANCE

Maintenance activities supported at Camp Roberts include Organizational Maintenance Shop (OMS) #21, the MATES in the East Garrison, installation support maintenance, such as public works and Directorate of Logistics activities, and unit maintenance.



Photo 3
MATES SITE AT NORTH END OF EAST GARRISON
IS A DETERMINANT LAND USE

Each maintenance compound tends to define a closed compound due to the extensive nature of the vehicle parking required to support maintenance shops and the need for secured enclosures to store high value vehicles. The maintenance land uses are, therefore, quite definitive, and the individual maintenance shops are closely associated with their respective “neighborhoods.” OMS #21 and the MATES in particular, are powerful anchors that can be used to define new maintenance and support complexes.

LOGISTICS

The chief logistics activity at Camp Roberts is the DOL warehousing district at the southern extreme of the main cantonment. The warehouses, rail spurs, loading docks, and open laydown areas define an unmistakable function and offer a clear signal and identity to this activity. The logistics land uses are characterized by a utilitarian orientation, low-density development pattern, and a close link with transportation modes.



Photo 4
DIRECTORATE OF LOGISTICS (DOL) COMPLEX AT
SOUTHERN END OF MAIN CANTONMENT

INDUSTRIAL

Although Camp Roberts is not an industrial activity per se, it supports several infrastructure and transportation-related developments that are extensive and deserving of a land use designation. Industrial land uses at Camp Roberts include Propane Plants Nos. 1 and 2, the wastewater treatment plant (WWTP) located on the east side of Highway 101, the rail sidings on both the main cantonment and the East Garrison, the fuel farm on the main cantonment, and the recycling center northwest of the DOL complex.



Photo 5
RAIL SIDINGS EXEMPLIFY INDUSTRIAL TYPE
ACTIVITIES

MEDICAL

The Troop Medical Clinic (TMC) and the Soldier Readiness Processing Center (SRPC) in the 300 Area are the primary medical land uses at Camp Roberts (see Table 3, page 27).



Photo 6
TROOP MEDICAL CLINIC



Photo 7
SOLDIER READINESS PROCESSING CENTER (SRPC)
AT THE MOBILIZATION UNIT INPROCESSING
CENTER (MUIC / SRPC)

ADMINISTRATION

Administrative land uses at Camp Roberts either tend to define very distinct functional complexes or are subordinate to the activities that they coordinate. The Post Headquarters overlooking the cantonment offers a distinct identity to the installation administrative elements located in the facilities. The Troop Processing Center at the Mobilization Unit Inprocessing Center (MUIC) is also within a separate and definitive location. Other administrative functions are isolated and scattered about the installation, such as the Billeting Office, the Environmental Office, and the Directorate of Logistics administrative offices. These offices are either restricted to a single building or are identified with the larger activities served by the offices.



Photo 8
CAMP ROBERTS POST HEADQUARTERS

TRANSIENT HOUSING

Camp Roberts supports numerous units of chargeable billeting that is managed by the Camp Roberts Billeting Office. Billets define the transient housing land use. These units are distributed throughout the main cantonment and do not define or support any definitive land use district in and of themselves. Rather, the transient housing consists of infill development woven into the larger land use districts, such as training.

COMMUNITY FACILITIES

Most of the community facilities at Camp Roberts are located in proximity to the main gate. Other community facilities are located uphill from the main cantonment, close to the post headquarters. The consolidated mess and the Soldiers Bowl are two examples of the community facilities currently found on post.

The community facilities also include for-profit commercial activities managed by the Army Air Force Exchange Service (AAFES). These activities include service and retail sales types of facilities. The AAFES facilities are grouped near the main gate and are clustered west of Arizona Avenue.



Photo 9
CONSOLIDATED OPEN MESS, FACILITY 113,
SUPPORTS COMMUNITY ACTIVITIES



Photo 10
SOLDIERS BOWL

OUTDOOR RECREATION

The softball diamond located just west of the main gate and a recreation vehicle park now under development in the 7000 block define the outdoor recreation land uses designated at Camp Roberts.

OPEN SPACE

Upon completion, the facility reduction program in the 7000 block will create the first open space at Camp Roberts designated as such within the developed portion of the installation. Other areas outside of the cantonment have been designated for preservation purposes; however, the 7000 block is the first to fall within the developed installation.

OFF-POST

Land surrounding the project area is both publicly and privately owned. Owners include the California Department of Fish and Game, both San Luis Obispo and Monterey counties, local units of government, and private landowners.

The majority of the land encompassing the project area is primarily rural agriculture. Agriculture activities include grazing, dry land farming, and some irrigated farming. Recently, dry land farming is being converted into grape production for wines. Much of the agricultural land east of the project area has been placed into Conservation Reserve Program contracts with the U.S. Department of Agriculture. Contracts have been entered into voluntarily and conservation measures include the prohibition of grazing, harvesting or other commercial uses, as well as maintenance of vegetative cover.

There are also two unincorporated communities in the vicinity of the project area, San Miguel and Bradley. San Miguel is located in San Luis Obispo County approximately 1.5 miles southeast of the main cantonment along U.S. Highway 101. The community is primarily single-family homes, with some multifamily units. Industrial and commercial land uses are generally located near the highway. Bradley is situated in Monterey County roughly 4 miles north of the East Garrison. Land uses consist

mainly of single-family residential and retail commercial. The community has its own school and religious and emergency facilities.

Abutting the eastern edge of the main cantonment and southern edge of the East Garrison is the Big Sandy Wildlife Reserve. The reserve was established on land deeded to the California Department of Fish and Game in 1959 in a quick claim deed from the Army. The land comprises two separate parcels. One parcel is 615 acres and is located at the Big Sandy Creek and Salinas River confluence. The other parcel, known as Big Sandy II Wildlife Area, is 120 acres and is located south of Bradley, where the San Antonio River joins the Salinas River.